



Hacienda Heights Community General Plan



**COUNTY OF
LOS ANGELES**

Kern Co.
Ventura Co.
Golden
State
San Diego
Harbor
Fwy
Santa Ana
San Gabriel
Fwy
San Bernardino Fwy
Pomona
Hacienda Heights
Orange
Orange Co.
Pacific Ocean

PROPOSED

HACIENDA HEIGHTS COMMUNITY GENERAL PLAN

COUNTY OF LOS ANGELES

DEPARTMENT OF REGIONAL PLANNING

APPROVED BY THE REGIONAL PLANNING COMMISSION, AUGUST 2, 1978

*ADOPTED BY BOARD OF SUPERVISORS
OCTOBER 31, 1978*

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INTRODUCTION

The Community General Plan establishes the direction and form for the development of Hacienda Heights, setting forth broad guidelines for the extent and nature of growth. The Plan is comprehensive, being based on an analysis of such physical features of the community as geology and seismicity, slope and vegetation. The social environment and its relationship to physical features are also considered. These interrelationships determine the type of community which is desired in the future as well as the kinds of growth which can be tolerated. The plan provides a long range look at the community so that appropriate facilities will be provided.

This report contains a summary of the problems and issues facing Hacienda Heights and the policy recommendations developed to respond to these community concerns. Some required data, such as the population and wildlife inventory, are published in the Environmental Impact Report. The plan is a product of the Hacienda Heights Planning Advisory Committee working in conjunction with the staff of the Los Angeles County Department of Regional Planning. The PAC held more than 25 meetings between October, 1975 and January, 1978. Approximately ten of these were devoted to the discussion of background technical data which serve as the foundation of the plan recommendations. The latter meetings have consisted of lengthy discussions of alternative methods of achieving the community's goals.

The Community

Hacienda Heights is a residential community lying along the north slope of the Puente Hills, some 20 miles east of the Los Angeles Civic Center. While development has gradually crept up the slopes, the community is still fringed on the south by rolling hills in their natural state. These hills and the semi-rural feeling they instill are considered to be prime assets of the community.

The Heights is in many ways a typical Southern California suburban community. It has grown as a bedroom community with the few non-residential uses oriented toward providing basic services to its residents. Single family residences are the predominate housing type, although multiple units, generally in the form of condominiums, have made inroads in recent years. The age-sex pyramid reveals few elderly and few young adults. The population is predominantly White with 20% being persons of Spanish surname and language. The community is atypical in that the median family income is somewhat higher than County average as is the average level of education received by the adult population. The residents are primarily employed in white collar occupations.

The major problems identified by the PAC relate to the rapid growth the community has experienced. This growth has been accompanied by an increase of multiple family dwelling units, continued alteration of the natural landscape, and

traffic congestion. Another problem to arise is the shortage of local parks in this family oriented community.

The policy recommendations in the plan are intended to guide and manage the development of Hacienda Heights so that a reasonable growth can be accommodated and the character of the community preserved.

In January, 1976 the population of Hacienda Heights was slightly over 46,000. Of the approximately 12,300 dwelling units, approximately 950, or 8%, were multiple units. It is estimated that by the year 2000 there will be an additional 3,000 units resulting in a total population of slightly over 60,000. Most of this growth will occur in the next 10 years on the southern hillside fringe of the community.

Young families will continue to comprise the bulk of the population. However, it is anticipated that the proportion of young childless adults and "empty nesters" will increase. This is a reflection of the anticipated increase in the age of the population nationwide and of the general trend towards earlier household formation.

These factors, together with increasing housing costs, indicate that multiple family dwellings will constitute approximately 17% of the future housing inventory.

GOALS

The Planning Advisory Committee has developed several major goals for the plan. The goals establish a common purpose for all the elements of the plan and also serve as a guide to the agencies charged with plan implementation.

1. Preserve the community as a predominantly single family bedroom area.
2. Maintain a variety of housing prices and lot sizes.
3. Disperse local shopping areas.
4. Prohibit expansion of the industrial area.
5. Minimize alteration of the natural hillsides.
6. Develop a system of equestrian trails.
7. Expand park facilities.
8. Improve traffic circulation.

LAND USE

The major land use issues in Hacienda Heights are all related to growth. Economic and societal pressures to add an ever-increasing number of housing units must be balanced against the strong desire within the community to maintain the hillsides in a natural state and retain the "small town" single-family residential nature of the area. Increasing construction and land costs indicate that a large share of new housing will be in townhouses, condominiums, or apartments. However, such developments are seen by the residents as a threat to the community character.

The Land Use Element consists of the following policies and a map showing the general location and extent of various land uses.

Policies

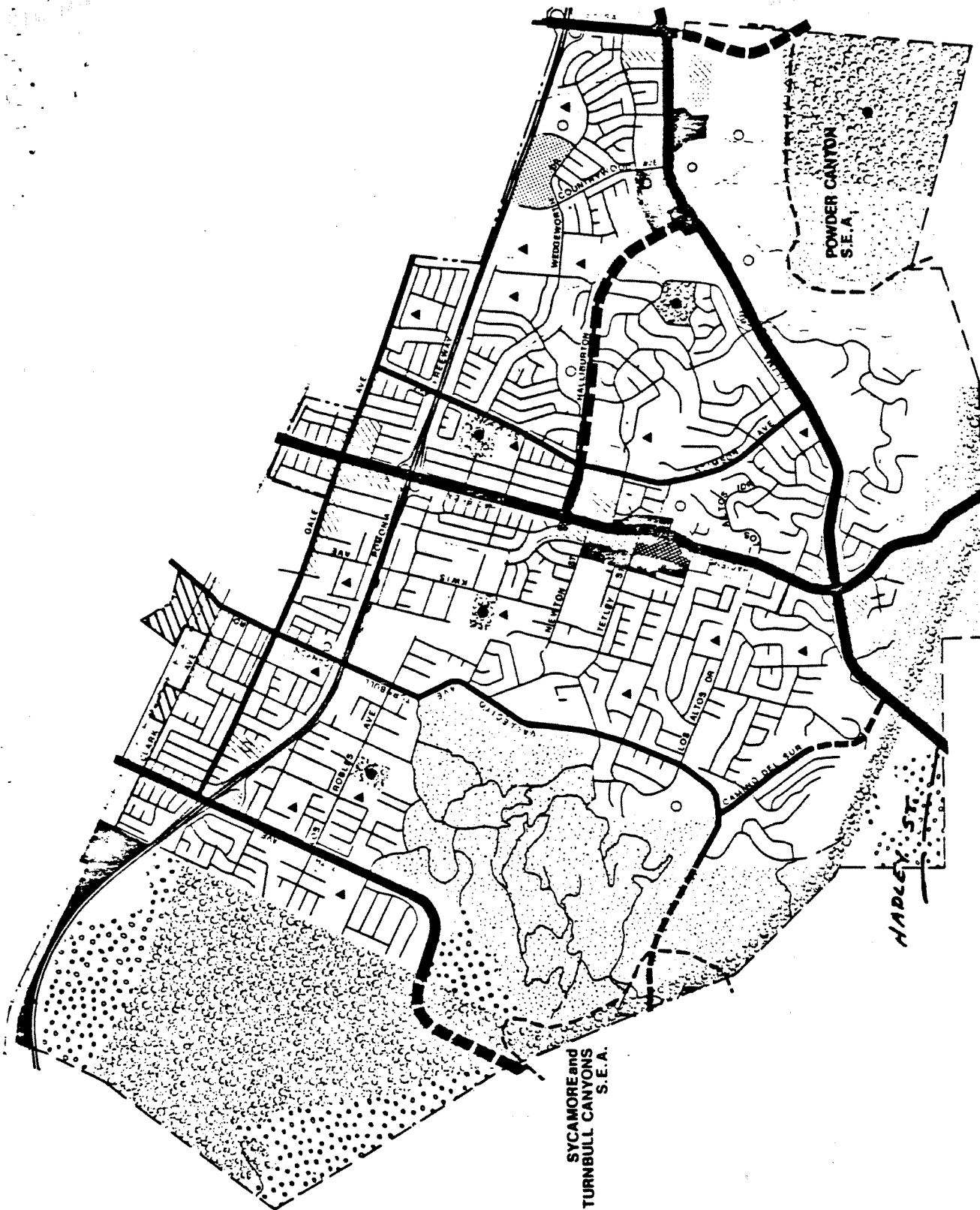
1. Prohibit residential uses in industrial areas. Residential uses in Commercial areas are allowed only in conjunction with commercial uses.
2. Prohibit mobilehome parks in non-urban areas.
3. Permit interim low intensity recreational and associated uses of a portion of the future landfill area subject to the following conditions:
 - a. Direct access from Seventh Avenue to the Skyline Trail will be provided for equestrian and hiking use, via the undeveloped acreage southwest of the intersection of Seventh Avenue and Orange Grove Avenue and the portion of the landfill

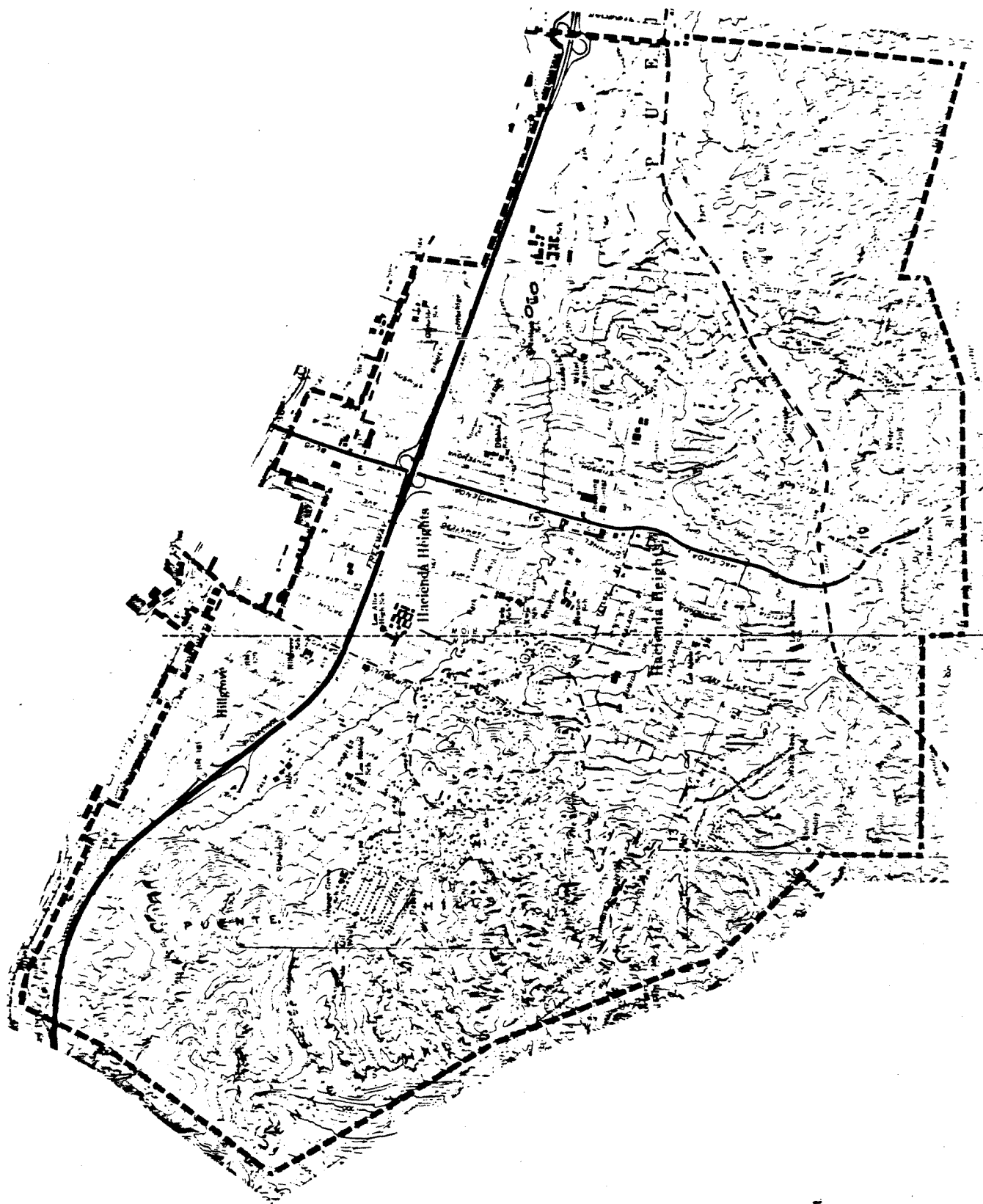
- site lying southwesterly of homes on Old Canyon Drive.
- b. Allow low-intensity recreational use of that portion of the landfill site lying southwest of homes on Old Canyon Drive. The recreational use will emphasize maintenance of the natural environment with minimal facilities for horseback riding, hiking, and picnicking. An unpaved parking area will be included off the landfill site on the Seventh Avenue right-of-way.
 - c. Adequate firebreaks must be provided to protect the residential neighborhoods adjacent to the landfill site.
 - d. Use of that portion of the site immediately adjacent to existing residential neighborhoods shall be limited to livestock grazing and/or wildlife preserve.
4. Require dedication of local park space as a condition for any residential densities over 6 units per acre as follows:
 - a. Five acres of park space on the 26 acre parcel at the northeast corner of Halliburton Road and Colima Road.
 - b. Seven acres of park space on the 64 acre parcel at the southeast corner of Countrywood Road and Colima Road.
 5. Require access from the North and/or West as a condition of any use of the 150 acre parcel along the south side of the Pomona Freeway west of Sixth Avenue.
 6. Establish appropriate restrictions of on-street parking by semi-trucks and trailers in certain locations, especially those near residential areas.
 7. Encourage landscaping to screen the walls along Hacienda Boulevard from Three Palms Street to La Monde Street. Such landscaping shall be immediately adjacent to the walls.

Land Use Policy

Units Per Acre	0.2 or Less	0.3	1.0	3.2	6.0	12.0	22.0	22.1 to 35.0
N1								
N2								
U1								
U2								
U3								
U4								
U5								
Commercial								
Industrial								
Open Space								

Major Hwy.	Existing	Proposed
Secondary Hwy.		
Schools	▲	△
Parks	●	○
S.E.A.	---	---





OPOGRAPHY



8. Require underground utilities and the unobtrusive placement of service boxes for all new developments.
9. Encourage architectural styles and design which are compatible with the natural landscape in hillside areas.
10. Encourage the use of only one sign on each street frontage identifying all businesses in a shopping center. Signs shall reflect the architectural style of the center.
11. Encourage strict adherence to County sign ordinances.
12. Require that parking and trash areas of multiple family residential complexes be effectively screened by landscaping, berms, compatible structures, or a combination of these.
13. Encourage developers of new commercial or industrial structures to utilize exterior facades reflecting Spanish or California Mission style architecture.
14. Where moderate to high density multiple dwellings adjoin single family residences, the higher density dwellings shall be designed to minimize their impacts on the surrounding neighborhoods and adjacent dwellings. Setbacks which are adequate to preserve the privacy of adjacent residences and yards shall be maintained. Nuisances such as trash areas shall be located away from residential structures and driveways should be located to minimize impacts on local street traffic. Conditional Use Permits will be required on such projects to ensure that these concerns are addressed.

Land Use Policy Map

The land use policy map establishes ten use classifications for Hacienda Heights. Included are two non-urban classifications

(N1 and N2) and five urban residential classifications (U1, U2, U3, U4, and U5). All urban classifications may include such services and facilities as schools, utility stations, and churches subject to necessary permit procedures. The lot size ranges are typical for the respective classifications. However, smaller lot sizes are permitted so long as the project does not exceed the gross density permitted.

NON-URBAN 1 (N1, 5 Acre Minimum Lot Size):

Low density non-urban residential classification - rural recreational or agricultural - characterized by single family dwellings on sites of five acres or larger - 0.2 dwelling units or less per gross acre. Within this classification, land reclamation projects, sanitary landfills, and similar uses are permitted on sites of at least 100 acres, subject to necessary permit procedures.

NON-URBAN 2 (N2, 1-4.99 acre lot sizes, 40,000 sq. ft. net area minimum):

Non-urban residential classification - rural or agricultural areas - characterized by single family dwellings on one acre or larger parcels - 0.3 to 1.0 dwelling unit per gross acre.

URBAN 1 (U1, Very Low Density, 10,000 sq. ft - 39,999 sq. ft. lot sizes):

Urban hillside and large lot residential development - 1.1 to 3.2 dwelling units per gross acre.

URBAN 2 (U2, Low Density, 5,500 sq. ft. - 9,999 sq. ft. lot sizes):

Urban low density residential areas characterized by single-

family tract development - 3.3 to 6.0 dwelling units per gross acre.

URBAN 3 (U3, Medium Density):

Urban residential areas characterized by small lot single family residences or duplexes, triplexes, and townhouses - 6.1 to 12.0 dwelling units per gross acre.

URBAN 4 (U4, Medium High Density):

Urban multiple residential areas characterized by low rise apartment development - 12.1 to 22.0 dwelling units per gross acre.

URBAN 5 (U5, High Density):

Highest density residential classification characterized by medium and high rise apartment development - 22.1 to 35.0 dwelling units per gross acre.

COMMERCIAL:

Retail commercial, service, and office uses.

INDUSTRIAL:

Manufacturing, warehousing, and heavy commercial uses.

OPEN SPACE:

May include such uses as parks, riding and hiking trails, passive recreation, scientific study, sanitary landfills, and utility easements, subject to the policies of the Environmental Resources Management Elements.

CIRCULATION

The Circulation Element establishes the general location and extent of major transportation routes and facilities to accommodate the safe and efficient flow of traffic. Hacienda Heights is presently served by the Pomona Freeway and several highways designated on the County Highway Plan (Master Plan of Highways). Hacienda Boulevard is a major highway with a 100 foot right-of-way. Colima Road is also a major highway and a federally assisted secondary highway with a 120 foot right-of-way. Gale Avenue and Stimson Avenue are secondary highways planned for 80 foot rights-of-way. Four partial routes also now exist: Azusa Avenue, Halliburton Road, and Seventh Avenue, major highways; and Turnbull Canyon Road, a secondary route.

The main circulation problem facing the community is due to inadequate north-south routes. Hacienda Boulevard now provides the only link between Orange County and East San Gabriel Valley in this section of the Puente Hills. The congestion is exacerbated by the location of commercial centers and large apartment complexes along Hacienda Boulevard.

East-west circulation within the community is also difficult due to interrupted street patterns. The opening of the Puente Hills Mall Regional Shopping Center on the eastern edge of the community has intensified this congestion. Colima Road is now carrying much of the burden of service to this center as well as serving local circulation needs. This burden will increase as over 1,000 new units are constructed in the near future along the south side of Colima Road, west of Azusa Avenue.

Policies

1. Extend Azusa Avenue south to Whittier Boulevard as a high priority route.
2. Require that the extension of all highways be subject to detailed environmental impact analysis. Such analysis is to be completed before any rights-of-way are acquired or improvements made. This analysis is especially important to minimize the impact of the extension of Azusa Avenue on Otterbein Park and the Powder Canyon Significant Ecological Area.
3. Develop the following major highways:
 - Seventh Avenue to the City of Whittier at either Beverly Boulevard or Hadley Street
 - Camino Del Sur
 - Halliburton Road
 - Hacienda Boulevard, from Colima Road to Orange County.
 - *Hadley St.*
4. Develop Turnbull Canyon Road westerly to Seventh Avenue as a secondary highway.
5. Delete ~~Hadley Street~~ and Skyline Drive from the County Highway Plan (Master Plan of Highways).
6. Require large residential developments proposed for the areas near Colima Road to provide adequate access, frontage roads, and signals as warranted by analysis.

SCENIC HIGHWAYS

The Puente Hills, which form the southern boundary of the community, also represent its major asset. They include gently rolling grass covered slopes and rugged canyons filled with lush vegetation. State law contains provisions for the protection of the visual corridors surrounding highways traversing such areas. The Scenic Highways Element provides the basis for scenic corridor studies which, when completed, will result in a specific set of policies to protect and enhance the scenic values of the area. The element also provides for the designation of routes to link these scenic highways. In this plan, scenic highways have been designated only in areas where transportation needs exist. No scenic highways have been established for purely recreational or visual reasons.

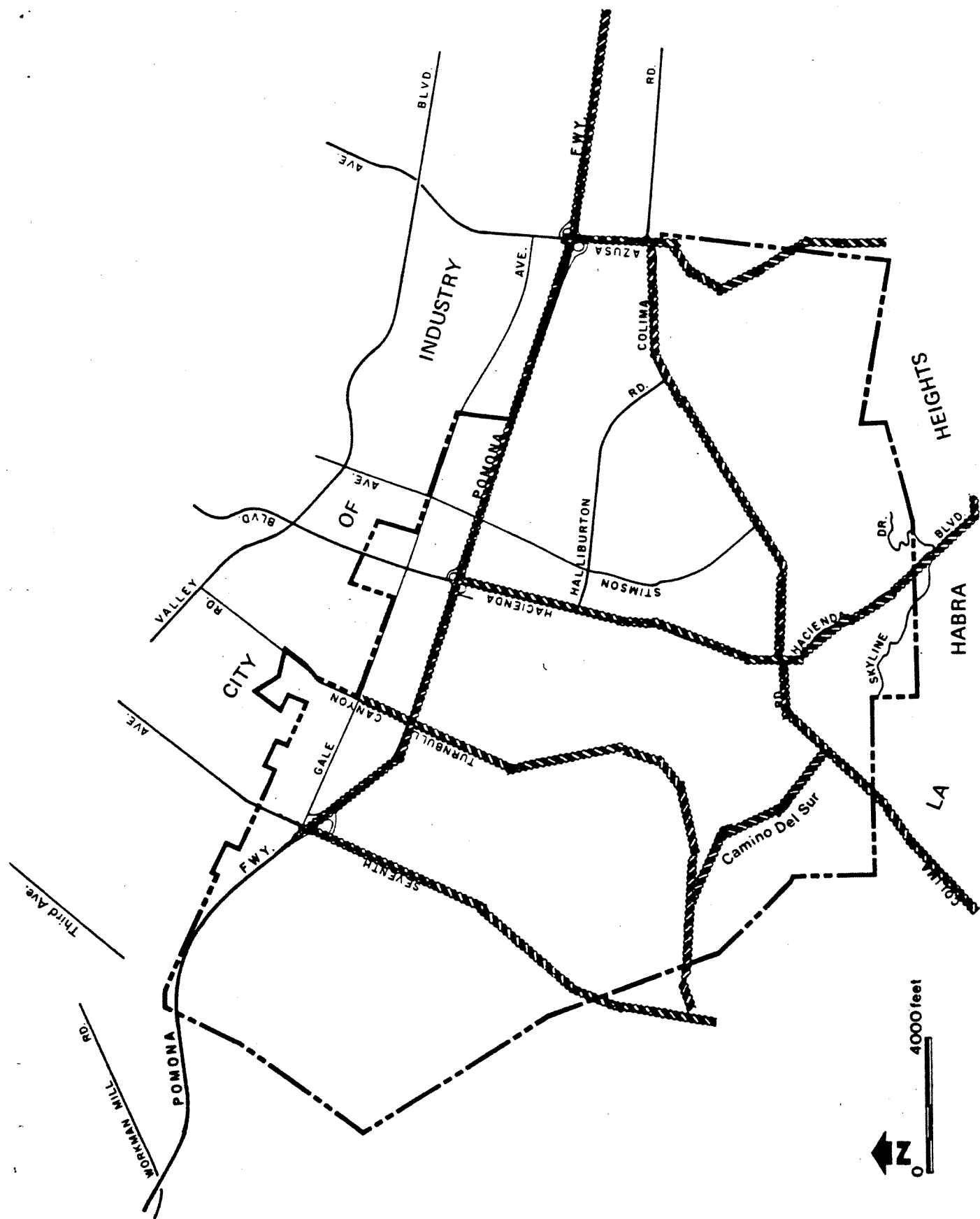
The Los Angeles County Board of Supervisors has adopted a Scenic Highways Element for the entire county which will serve as the element for this plan with some amendments. The County plan shows Colima Road and Hacienda Boulevard, south of Colima, as second priority scenic highways.

Policies

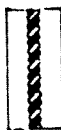
1. Utilize the policies and standards contained in the Los Angeles County Scenic Highways Element.
2. Amend the Los Angeles County Scenic Highways Element to show the following as first priority routes for corridor study:
 - Azusa Avenue, from the Pomona Freeway to La Habra Heights

- Colima Road
- Hacienda Boulevard, from Pomona Freeway to La Habra Heights
- Pomona Freeway, from Seventh Avenue to Fullerton Road
- Seventh Avenue, from the Pomona Freeway to the City of Whittier
- Turnbull Canyon Highway Route, from Gale Avenue to
the City of Whittier
- Camino Del Sur

10000
 9000
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 7000
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 4000
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 2000
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Scenic Highways



ENVIRONMENTAL RESOURCE MANAGEMENT

The Environmental Resource Management Element (ERME) contains the Conservation, Open Space, Recreation, Seismic Safety, and Safety Elements of the plan. This consolidation of elements is designed to minimize duplication of similar subjects which are part of several different elements. The ERME is organized according to the four functional areas of open space: (1) Preservation of natural resources (2) Managed production of resources (3) Outdoor recreation and (4) Public Health and Safety. The entire ERME forms the Open Space Element. The Conservation Element is included in the discussion of the preservation and managed production of resources. Outdoor Recreation constitutes the Recreation Element and the Seismic Safety and Safety Elements are incorporated in Public Health and Safety.

PRESERVATION AND MANAGED PRODUCTION OF NATURAL RESOURCES

Much of the charm of the Hacienda Heights community setting is derived from the vegetation and wildlife found in the hills. The various natural plant associations include grassland, chaparral, arroyo, coastal sage scrub, and woodland, which in combination with the cultivated vegetation, create a habitat accommodating an assortment of wildlife.

There are two officially designated significant ecological areas (Powder Canyon and Sycamore and Turnbull Canyons) but no rare or endangered species in Hacienda Heights. Some legally protected species are seen in the area, such as the two-striped garter snake and the white-tailed kite. A common resident is the California quail, which is protected by bag limit. A few deer are still seen in the area, especially near Powder Canyon and Turnbull Canyon.

The Powder Canyon and Sycamore and Turnbull Canyon areas have been identified as Significant Ecological Areas by consultants on the County-wide General Plan. Powder Canyon is one of three areas in the hilly region of eastern Los Angeles County that still supports a relatively undisturbed stand of the southern oak woodland, coastal sage scrub, and riparian woodland complex that was once common there. Many areas in which this vegetation was once found have been converted to agricultural and urban uses. This is true throughout the entire Southern California region, making them one of the most rapidly disappearing habitat types.

Powder Canyon is the only one of the three areas that contains an undisturbed portion of self-contained watershed. As a result of this, the vegetation is in good condition. Preservation of such self-contained areas will eliminate the potential of disturbance from upstream sources. If preserved, Powder Canyon is of sufficient size and in close enough proximity to the other recommended areas in the region that it should be able to continue to support relatively healthy animal populations. The diversity of wildlife is greatly enhanced by the presence of riparian woodland habitat in the canyon bottom.

The Sycamore and Turnbull Canyon area is also significant because of vegetation. These canyons and the adjacent ridges possess one of the finest undisturbed examples of natural vegetation remaining in the Puente Hills.

A variety of plant communities is found in the area including riparian woodland, oak woodland, coastal sage scrub, and chaparral. The lush riparian vegetation provides food, nesting sites, and cover for animals. The surrounding undisturbed vegetation is extensive enough to enable uncommon species like deer, coyote, bobcat and badger to frequent the area.

Current mineral information reveals the presence of no precious or semi-precious mineral deposits in Hacienda Heights. Rock, sand, and gravel deposits are reported to be of insufficient volume and quality to be suitable for commercial extraction. There are no gas deposits

in Hacienda Heights but two areas along the community's southern boundary are parts of larger producing oil deposits which are expected to continue in operation. Two other abandoned oil deposits are located wholly within the study area. There is always a possibility that the abandoned oil fields could be reopened, given sufficient economic reasons, such as supply shortages, high price levels, or technological advances in recovery techniques.

Agricultural production in Hacienda Heights has diminished in direct proportion to the rapid urbanization of the area. Flat land previously devoted to agriculture became more valuable for residential, commercial, and service uses with the result that today only 100 acres or 1.3% of the area is in commercial agricultural production. Most of the remaining agricultural uses are located in the southwest hillsides of the community.

Groundwater in the San Gabriel Basin is of good quality and is used extensively for municipal and industrial purposes. Principal pumpers in the basin are Suburban Water Systems, San Gabriel Valley Water Company and California Domestic Water Company. They have no wells operating in Hacienda Heights. Further groundwater development within this basin is unlikely as extractions are at or near the total pumping limit.

The State Water Resources Control Board reported in 1974 that no serious groundwater deficiency exists within any part of the Los Angeles River Basin of which the Puente Basin is a part.

Hacienda Heights has no officially designated historical, archaeological, or paleontological sites.

Policies

1. In areas where slope exceeds 30% the residential density shall not exceed one unit per acre.
2. Allow the continued production of oil, subject to permit procedures to protect surrounding areas.
3. In non urban areas, preserve drainage courses in their natural state to the greatest extent possible consistent with public safety and welfare.
4. Preserve the Powder Canyon and Turnbull Canyon Significant Ecological Areas through stringent development controls. Appropriate uses include: passive recreation, regulated scientific study, and where compatible, extremely low density residential uses. Recreational uses may vary from very low to medium intensity depending upon the nature of the resource. Proposals for any significant development within the SEA's must be supported with a detailed ecological survey and environmental impact report of the project area. Any residential use of land within the SEA will be subject to the granting of a conditional use permit and findings that the project:
 - a. Will not substantially deteriorate resources such as vegetation

and wildlife, watershed, areas required for ecologic and/or scientific study purposes, and streams.

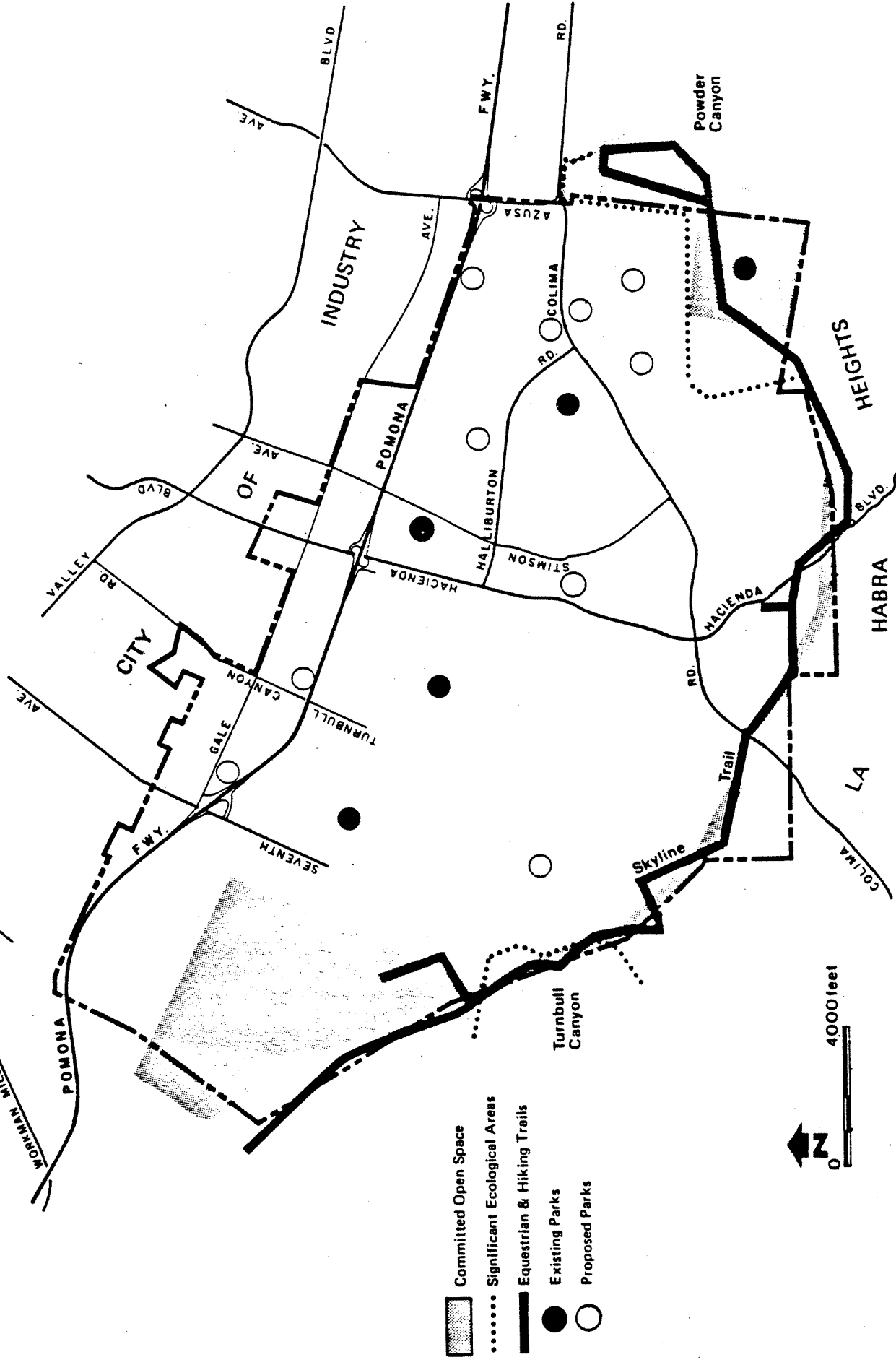
- b. Will not significantly increase the wildland fire risk in the area.
- c. Will not have a significant detrimental impact on downstream areas within other portions of the Significant Ecological Areas.
- d. Will not significantly damage or destroy any stands of riparian woodland, streams flowing into such woodland, nor intrude into wildlife foraging areas adjacent to the woodland.
- e. Will not require significant extension or expansion of public services.
- f. Will not substantially deteriorate water quality or air quality.

Uses of land in SEA's also will be subject to the requirements of the County General Plan. Highways are not permitted unless it is demonstrated that no feasible alternative exists. Design of all road improvements shall include measures to minimize disruption of the ecological resource.

5. Permit such uses as the following in Open Space areas:

- Recreation, with no more than 10% of the site devoted to structures, parking and other facilities (this requirement is waived on local park sites of less than 20 acres)
- Sanitary Landfills, reclamation projects and similar uses on sites of at least 100 acres
- Hiking and Equestrian Trails
- Utility Easements.

Open Space



OUTDOOR RECREATION

Recreation is a vital part of the suburban life style. The citizens have identified the lack of recreational facilities as one of the major problems facing the community. The Recreation Element has been included as a response to that need.

The County has established minimum standards for park facilities requiring that four acres of local parks shall be provided for each 1,000 residents. By this standard, Hacienda Heights is now deficient approximately 140 acres of local parks. Unless new parks are acquired, this deficiency will grow to approximately 200 acres as the community reaches projected growth levels. The area north of the Pomona Freeway and the developing southern third of the community now are not served by local parks.

To help rectify this situation the County now requires that the developer of a new residential subdivision must provide local park space to serve the subdivision. A specific formula establishes the acreage required based on the size of the subdivision and its potential density. The subdivider may also meet this obligation by paying a fee in lieu of some or all of the required acreage.

Policies

1. Acquire and develop additional park sites in the areas suggested on the recreation map. Priorities established at this time will be re-assessed if it appears that a site well suited for park use is in danger of being lost to

development. Current priorities are as follows:

- First - The acquisition and development of small sites north of the Pomona Freeway.
- Second - The acquisition and development of surplus school sites.
- Third - The acquisition and development of the other sites shown on the recreation map.

2. Wherever feasible, require that developers dedicate park acreage in new subdivisions, rather than pay a fee in lieu of that consideration. Where only part of a given ownership is being developed at a particular time, the amount of park space required will be based on the most intense development allowed on the entire site.
3. Establish a network of local hiking and equestrian trails to augment and enhance the use of the Skyline Trail. Where possible, fuel modification and hazard reduction should be practiced along trails that traverse chaparral covered lands.
4. Develop a system of bikeways with emphasis on those with separate rights-of-way.

PUBLIC HEALTH AND SAFETY

This element is an integration of the Safety and Seismic Safety elements required by state law. They are intended to identify potential seismic, geologic and fire hazards and to introduce safety considerations in the planning process in order to reduce loss of life, personal injuries, damage to property, and economic and social dislocation.

Seismic incidents are an integral part of life in Southern California. Most deaths from earthquake damage can be avoided through proper engineering and land uses which are reasonably related to seismic conditions. Mitigation of geotechnic hazards is dependent upon accurate identification and analysis. A detailed geologic-seismic study for Hacienda Heights has been prepared by the Engineering Geology Section of the Los Angeles County Engineer's Office. That report provides the foundation for this element.

Potential Hazard Inventory

The potential geologic and soils hazards within the community include sediments of low-bearing capacity, soil creep, expansive earth materials, erosion and sedimentation, unsupported geologic planes of weakness, and landsliding including mudflows. Potential seismic hazards are fault rupture, ground shaking, and ground failure by landsliding, cracking, tilting and liquefaction.

Most potential geotechnical hazards exist locally rather than throughout the community. Most can be readily mitigated. The

major problems are: a potential liquefaction zone covering most of the area north of the Pomona Freeway; two potentially active faults, the Handorf, running parallel to and slightly west of Seventh Avenue, and a short unnamed fault southwesterly of Colima Road and Hacienda Boulevard; and some scattered areas of very low and moderately low slope stability covering most of the undeveloped foothill portions of the community.

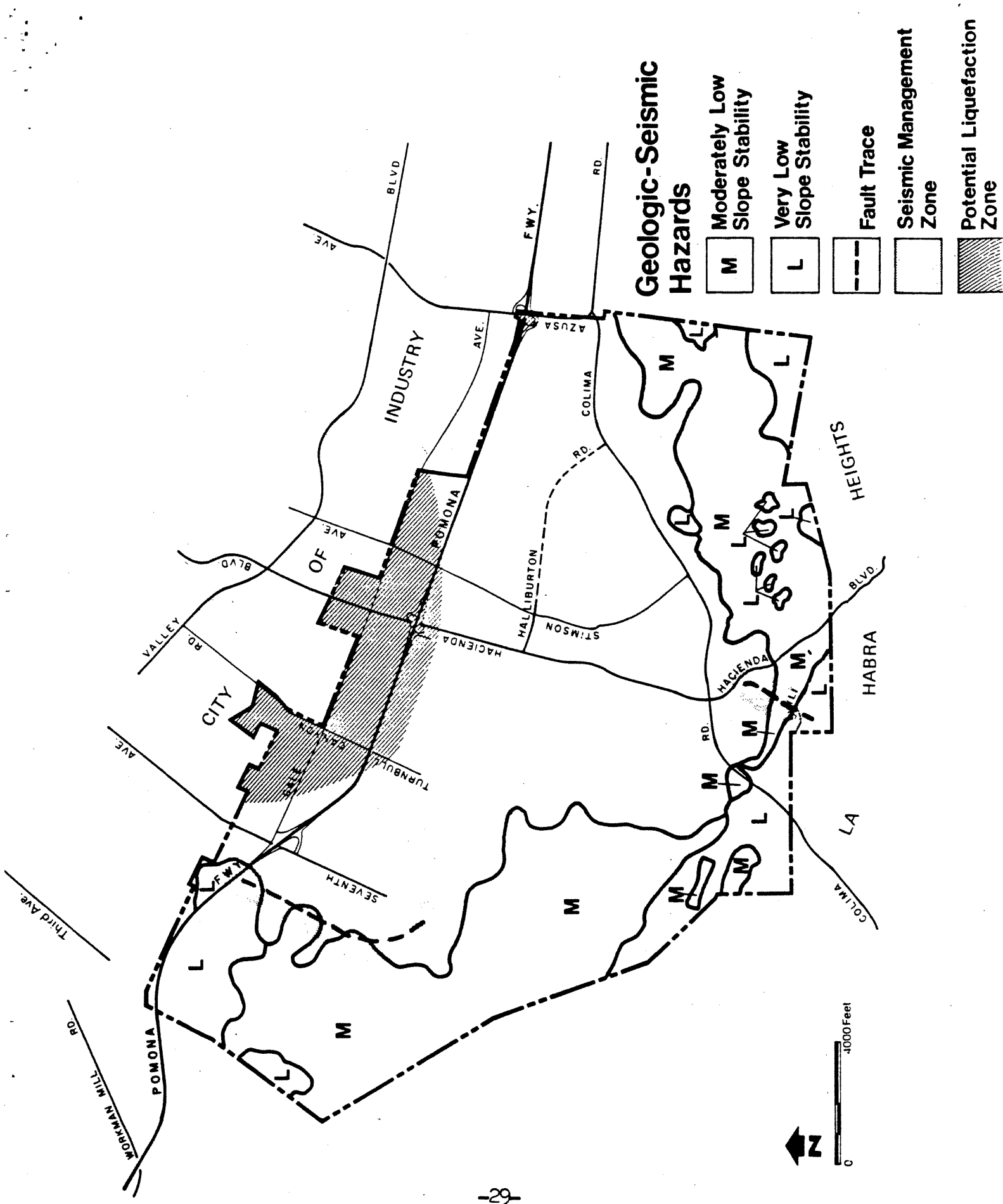
Orange Grove School is located adjacent to the Handorf Fault. A recently completed seismic study of a portion of the site has classified the hazard as minimal. However, more intensive studies may be required. There also are approximately 125 pre-1933 structures which, having been built under less rigorous codes, could be hazardous in an earthquake.

Brush fires present the greatest safety hazard beyond geologic-seismic incidents. The southern edge of the community is fringed with rugged hillsides, many covered with lush chaparral growth. As fire is a natural part of the chaparral life cycle, care must be taken to mitigate potential danger. The County Fire Department has judged evacuation routes and service facilities to be adequate if proper precautions are taken by residents.

Policies

1. Conduct geologic inspections of all hillside sites before building permits are issued.

2. Limit residential densities to no more than 3 units per acre in the very low and moderately low slope stability zones.
3. Vigorously enforce building and safety regulations.
4. Require that all proposals for critical use type development within the seismic management zones, extending 1/8 of a mile from each of the two potentially active faults, must include an evaluation of the site prepared by a geologist registered in California.
5. Conduct soils and groundwater investigations for any future development, other than single family residential uses, in the potential liquefaction zone.
6. Encourage that necessary corrections be made to all pre-1933 structures found not in compliance with Seismic Codes.
7. Encourage the use of fire resistant building materials and vegetation in the foothill areas. Vegetation capable of providing soil stability also is encouraged.
8. Enforce strict compliance with the Fire Department brush clearance standards.



HOUSING

The California Government Code requires that a housing element shall be included in each general plan consisting of:

"Standards and plans for the improvement of housing and for provision of adequate sites for housing. This element of the plan shall make adequate provision for the housing needs for all economic segments of the community."

Eighty-three percent of the currently developed land in the community is devoted to housing. The predominant housing type is single family units which comprise approximately 90% of all units. The bulk of these are less than 25 years old. Therefore, rehabilitation is not considered a a major issue. This conclusion is supported by an analysis of county assessor class-quality ratings that reveals few sub-standard or poor quality homes. Housing cost is a problem. Because of the relative youth of the housing stock and the nature of the developments constructed in the area, home values and rents are higher than countywide. As would be expected in a community of this type, homes also are larger than the countywide average.

The major issue is that a broad variety of housing types and prices is not available. Each community is charged with providing housing for all segments of the population including those who do not now live there but who should be given an opportunity to do so.

This concept is embodied in the "fair share allocation" based on the policy that every community has a responsibility to house lower income as well as middle and upper income workers who are employed in the community or surrounding areas. Using the allocation model, explained in detail in the Hacienda Heights Housing Technical Report, it is estimated that approximately 450 units under \$20,000 value or \$230 rent should be added to provide housing for those households with incomes under \$12,000, (1970 dollars).

Policies

Recognizing that housing is a function of a larger economic system involving many jurisdictions, it is the policy of this plan to:

1. Encourage property tax incentives for the maintenance and rehabilitation of single family dwellings.
2. Encourage property tax incentives for low income housing.
3. Encourage the allocation of housing subsidies to the Hacienda Heights Community.
4. Encourage the provision of approximately 450 units for families and/or individuals of low and moderate income.
5. Distribute low and moderate income units equitably throughout the community.

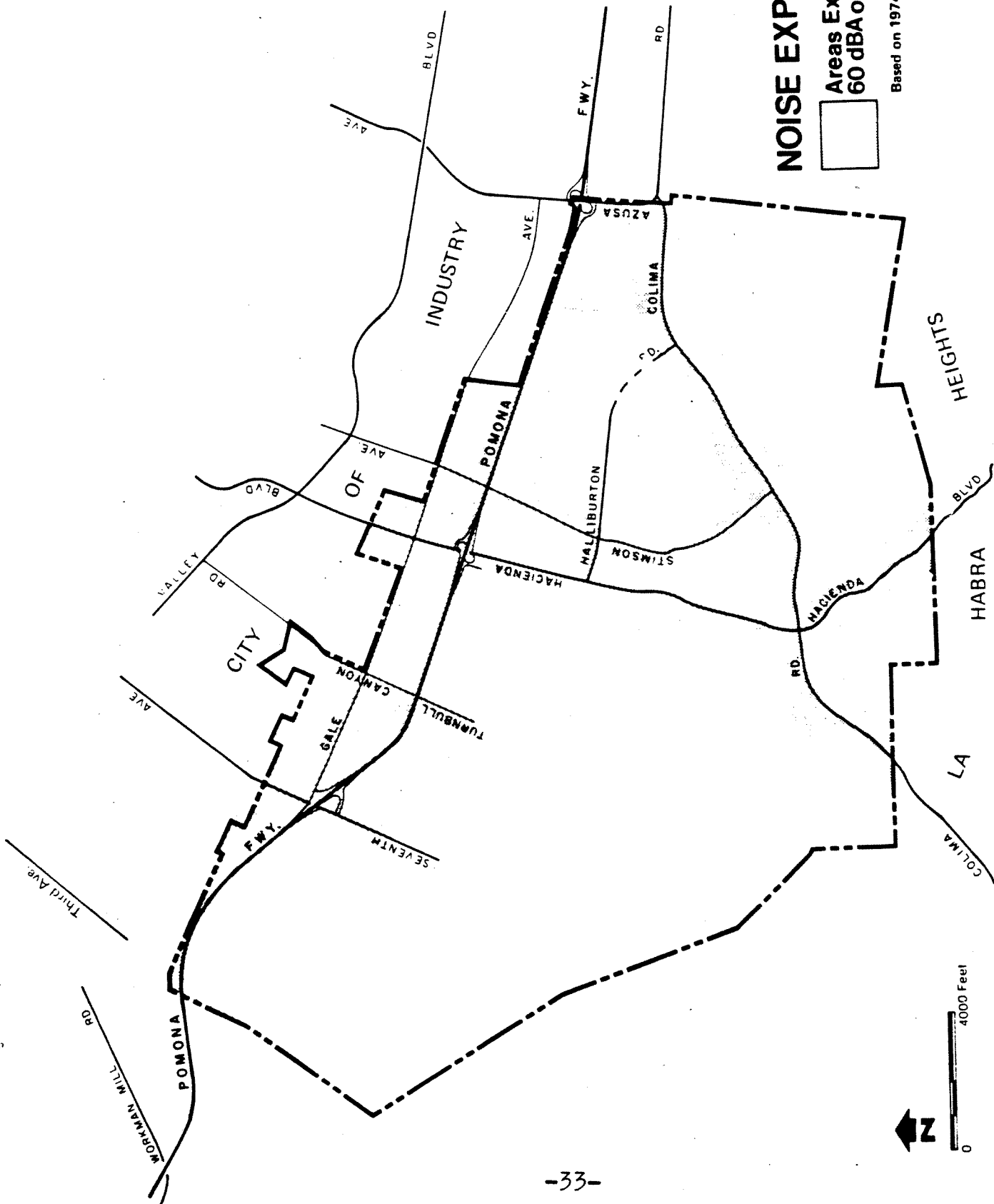
NOISE

The Noise Element provides a basic strategy for the control and abatement of noise. It provides quantitative data identifying noise levels, delineates areas with acceptable noise environments, and provides standards which will protect those areas.

Noise Environment

Vehicle traffic is the only critical noise source in Hacienda Heights. The Pomona Freeway travels approximately seven miles through the community. There are also three major highways, Azusa Avenue, Colima Road, and Hacienda Boulevard as well as two secondary highways, Gale Avenue and Stimson Avenue. There are three partial routes: Halliburton Road, Seventh Avenue, and Turnbull Canyon Road. The community is skirted on its northern edge by heavily traveled Union Pacific Railroad tracks serving the City of Industry and points east.

Ldn noise contours have been calculated around these noise-generating features using analytical noise exposure modeling techniques which yield noise exposure levels in typical situations. Adjustments were made for street width and for grade. These predictive techniques are accurate to $\pm 3\text{dB}$ with the accuracy decreasing as the distance from the source increases. Therefore, the contours generated are not absolute lines of demarcation but general indications of bands of similar noise exposure. The map on page 33 shows the areas currently experiencing noise levels in excess of 60dB. Large scale maps showing contour maps in 5dB increments down to 60dB may be viewed in the offices of the Department of Regional Planning 320 W. Temple Street, Los Angeles, CA 90012.



NOISE EXPOSURE

Areas Experiencing Ldn
60 dBA or Higher

Based on 1974-76 Traffic Counts

Noise Sensitive Features

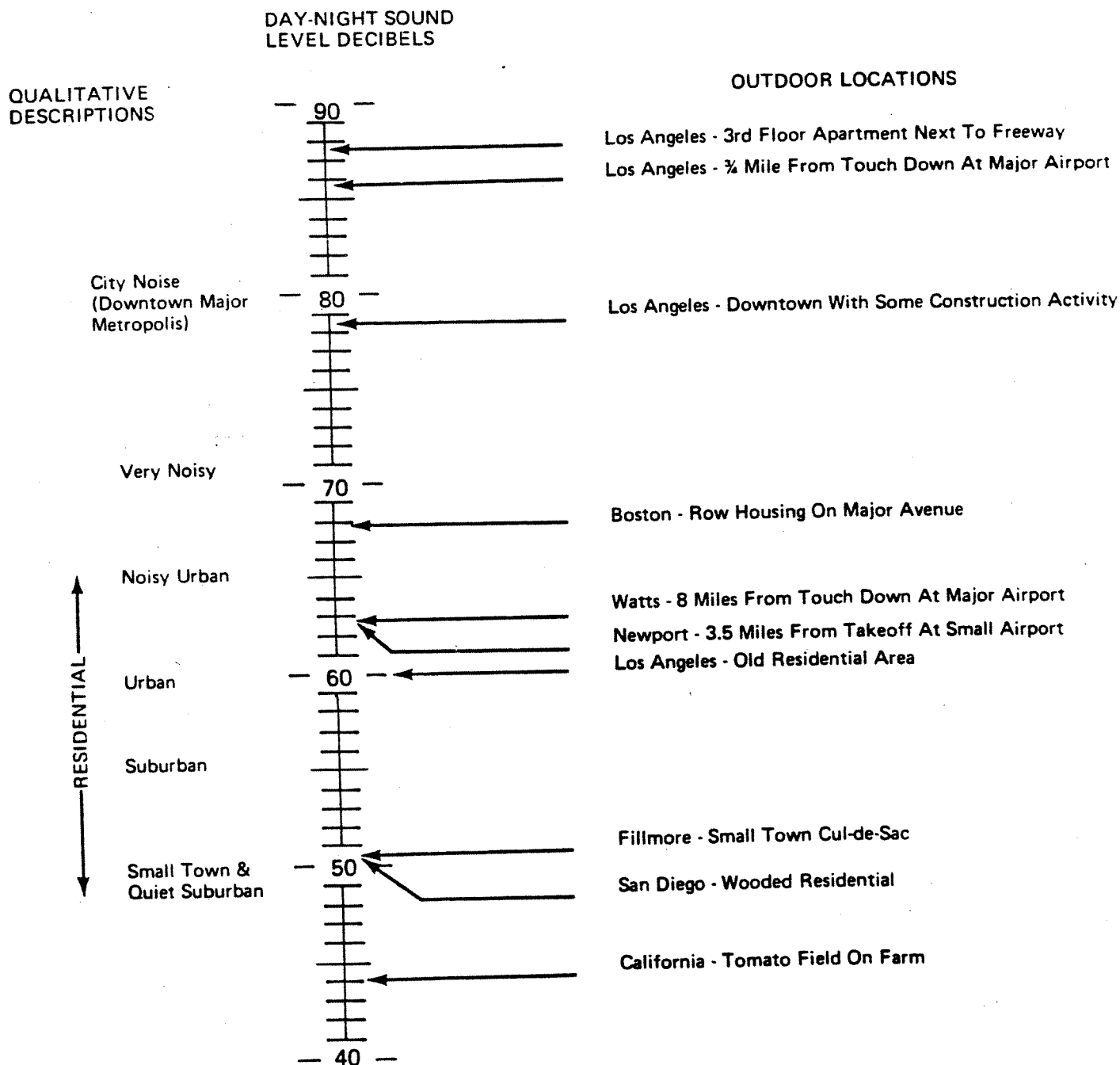
The state code enumerates several noise sensitive features: schools, hospitals, rest homes, long term medical or mental health care facilities or any other use deemed noise sensitive by the local jurisdictions. Although there are no medical facilities in the Heights, there are nineteen schools at which monitoring should be conducted. Inasmuch as no agency currently has the financial capability to monitor these sites, exterior noise levels at the schools were calculated and express only what might be expected in typical situations at their respective distances from the noise source. By these calculations 14 of the 19 schools fall partially or wholly within the 60 dB contour.

State Noise Insulation and Federal Environmental Protection Agency standards recommend an interior noise exposure of no more than 45 dB for normal residential activity. A typical residential dwelling provides a 12-18 dB reduction in interior noise exposure. This means that units exposed to an outdoor level of 60 dB probably will satisfy the 45 dB interior standard.

Noise Exposure Inventory

The Table on Page 35 shows the current exposure inventory. Since the contours only indicate approximate bands of noise exposure there are ranges of exposure for each decibel range. The extension of Azusa Avenue, Seventh Avenue, Turnbull Canyon Road, and Halliburton Road will expose a greater area to noise. Increased traffic on existing routes also will result in higher noise levels and larger areas affected by noise.

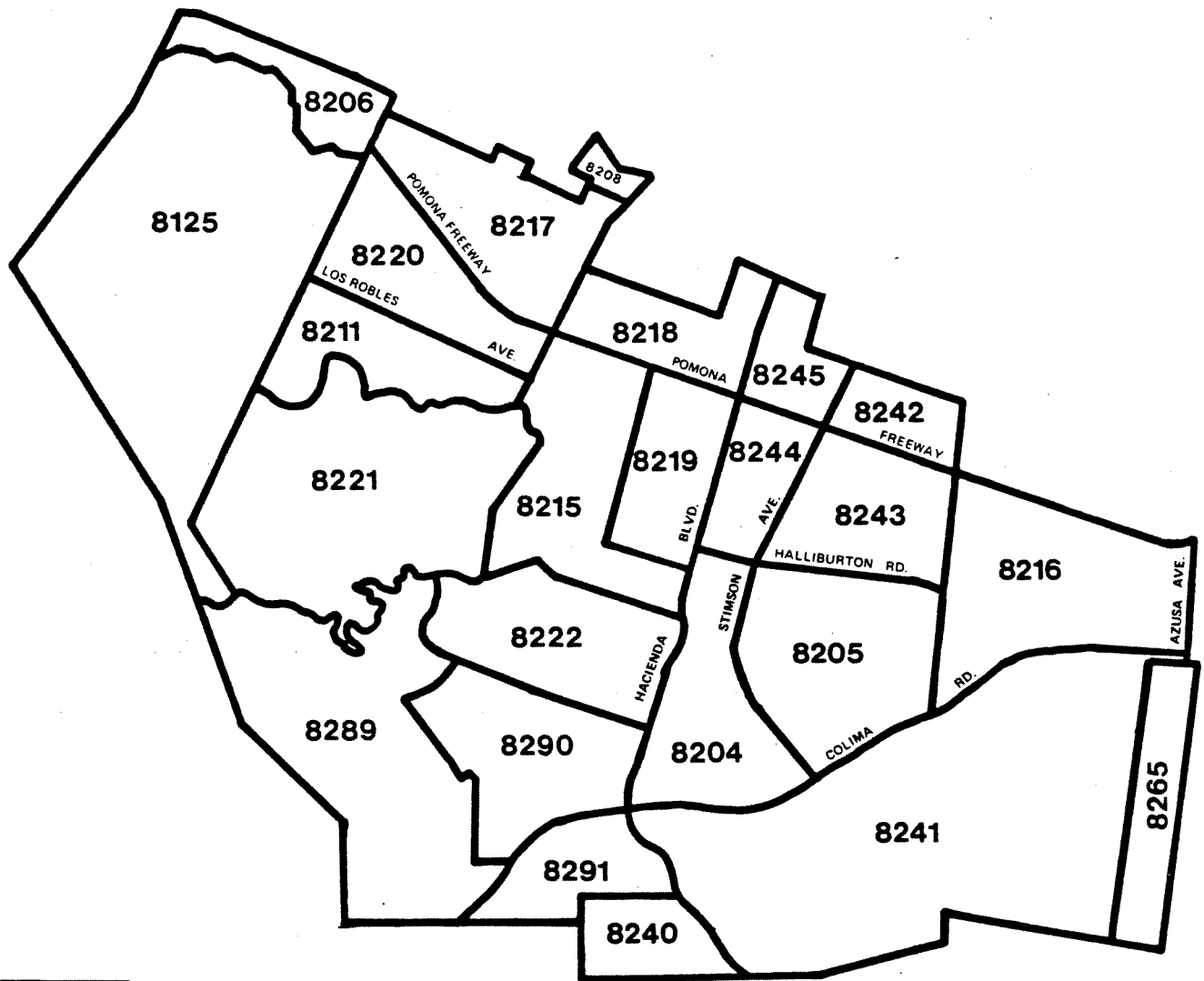
RANGE OF TYPICAL OUTDOOR NOISE ENVIRONMENTS **EXPRESSED IN TERMS OF DAY NIGHT SOUND LEVEL (L_{dn}), dB**



CURRENT COMMUNITY NOISE EXPOSURE LEVELS *

MAP BOOK	85+dB	80-84dB	75-79dB	70-74dB	65-69dB	60-64dB
8125						
8204			40-95	685-95	1,275-75	1,545-190
8205			75-20	210-190	155-40	880-0
8206	325-0	535-0	95-20	535-190	155-40	
8208						
8211					75-20	365-190
8215	65-0	65-0	95-0	170-40	265-150	685-360
8216	135-0	365-0	190-55	535-400	990-515	2,480-1,010
8217	95-0	40-0	475-265	765-305	1,145-610	1,180-685
8218	135-0	155-0	250-40	460-265	1,185-875	305-230
8219	55-0	75-0	265-0	365-210	570-420	820-380
8220	190-40	305-55	325-75	840-190	935-455	915-230
8221						20-0
8222			250-55	460-115	460-115	535-170
8240						
8241			230-55	380-95	475-115	570-135
8242	230-0	420-0	420-0	420-230	555-265	460-95
8243	155-0	285-0	285-0	725-55	990-765	1,620-1,430
8244	115-0	170-0	420-115	650-155	535-190	1,375-345
8245	115-0	170-0	325-75	705-115	875-285	420-345
8265						
8289						
8290		95-0	135-0	285-0	345-95	400-190
8291		15-0	40-0	40-0	170-20	250-75
TOTAL	1,610-40	2,515-55	3,910-875	8,225-2,625	11,155-5,050	14,525-6,060

* The figures in each decibel range indicate the potential number of persons impacted



Hacienda Heights assessors map books

Policies

1. Insulate all new residences so that the interior noise level is less than 45 dBA.
2. Encourage the use of walls, earth berms, landscaping, special setbacks, or a combination of these, to mitigate noise problems.
3. Discourage the construction of schools, medical facilities or other noise sensitive features within the 65 dBA contour (as measured or calculated on the Ldn Scale).
4. Encourage the construction of multiple family housing and commercial uses in areas experiencing highest noise levels but only at intensities consistent with the land use plan.

PLAN IMPLEMENTATION

Adoption of the Hacienda Heights Community General Plan does not mark the end of the planning process, but rather signals the beginning of activities designed to bring into reality the policies set forth in the plan.

The plan is a decision making tool which will guide public and private investment in the community. Proposals by public agencies to acquire or dispose of land or undertake construction projects in the community will be reviewed for consistency with the plan.

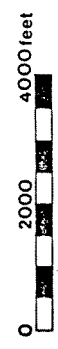
The County will initiate necessary changes in police power regulations, especially with respect to zoning ordinances, to assure that private development also conforms to the goals and policies of the plan.

Although the police power provides a valuable tool in plan implementation, it is limited by the fact that it is mainly regulatory in nature. Effectuation of many plan proposals, such as acquisition and development of local parks and establishment of a trail system, will require action programs to be undertaken by various public agencies or formation of special districts. Such programs will depend heavily upon enthusiastic community support. This support demands that the plan be readily available to and understood by the residents and property owners of Hacienda Heights.

The community is encouraged to review and discuss all proposed development projects with the Department of Regional Planning and other appropriate agencies.



TOPOGRAPHY



Land Use Policy

